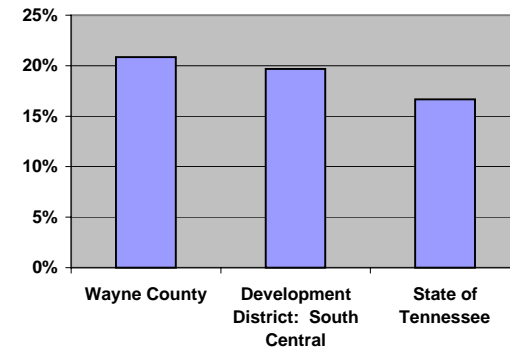


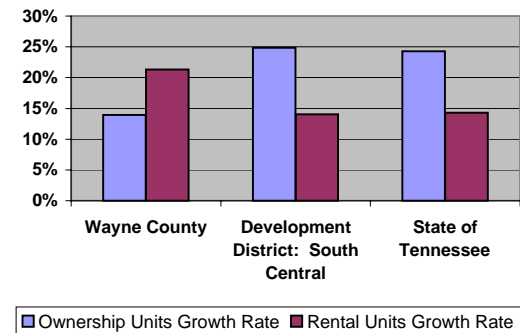
Population and Housing Market Profiles: Wayne County

	Wayne County	Development District: South Central	State of Tennessee
POPULATION			
<i>Census 2000 Population</i>	16,842	385,723	5,689,283
<i>1990-2000 Population Growth Rate</i>	20.9%	19.7%	16.7%
MINORITY POPULATION			
African American population			
<i>Census 2000</i>	1,165	29,274	953,349
<i>1990-2000 Growth Rate</i>	750.4%	17.6%	22.5%
Asian & Pacific Islander population			
<i>Census 2000</i>	58	2,038	73,505
<i>1990-2000 Growth Rate</i>	480.0%	118.0%	130.9%
Hispanic population			
<i>Census 2000</i>	142	9,105	123,838
<i>1990-2000 Growth Rate</i>	173.1%	450.2%	278.2%
HOUSING UNITS & VACANCY			
Ownership Units			
<i>Census 2000</i>	4,918	111,887	1,561,363
<i>Ownership Units Growth Rate</i>	13.9%	24.9%	24.3%
<i>Owner Market Vacancy rates</i>	1.3	1.3 to 3	2.0
Rental Units			
<i>Census 2000</i>	1,018	35,985	671,542
<i>Rental Units Growth Rate</i>	21.3%	14.0%	14.3%
<i>Renter Market Vacancy rates</i>	11.3	5.9 to 11.7	8.8
AGE OF HOUSING STOCK			
<i>Percent of units built before 1960</i>	24.5%	26.9%	25.4%
<i>Percent of units built after 1990</i>	24.1%	25.2%	23.5%

1990-2000 Population Growth Rate



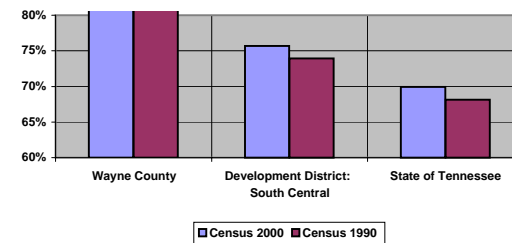
HOUSING UNITS GROWTH RATE



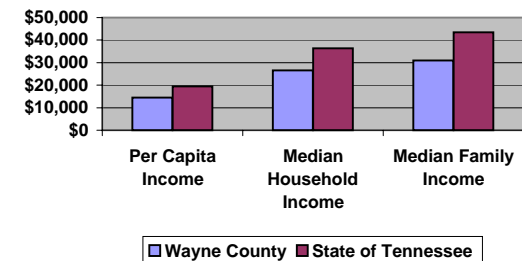
Population and Housing Market Profiles: Wayne County

	Wayne County	Development District: South Central	State of Tennessee
HOME OWNERSHIP RATES			
<i>Census 2000</i>	82.9%	75.7%	69.9%
<i>Census 1990</i>	83.7%	74.0%	68.1%
MINORITY HOMEOWNERSHIP RATES			
African American			
<i>Census 2000</i>	65.9%	56.4%	50.5%
<i>Census 1990</i>	88.6%	54.7%	47.3%
Asian & Pacific Islander			
<i>Census 2000</i>	38.5%	52.5%	50.3%
<i>Census 1990</i>	100.0%	45.9%	45.1%
Hispanic			
<i>Census 2000</i>	69.8%	37.6%	35.8%
<i>Census 1990</i>	63.2%	56.1%	48.6%
1999 Income (2000 Census)			
<i>Per Capita Income</i>	\$14,472	\$14,446 to \$19,365	\$19,393
<i>Median Household Income</i>	\$26,576	\$26,576 to \$41,591	\$36,360
<i>Median Family Income</i>	\$30,973	\$30,973 to \$48,010	\$43,517
Income Growth during the 1990s			
<i>Per Capita Income</i>	76%	N/A	58%
<i>Median Household Income</i>	44%	N/A	47%
<i>Median Family Income</i>	44%	N/A	47%
Poverty Status in 2000			
<i>Persons below Poverty Level</i>	2,392	48,579	746,789
<i>Families below Poverty Level</i>	556	10,638	160,717
<i>% of Persons below Poverty Level</i>	16.3%	12.9%	13.5%

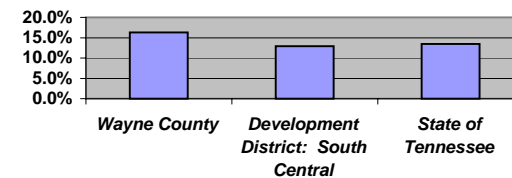
Homeownership Rates: 1990 & 2000



Income Statistics (2000 Census)



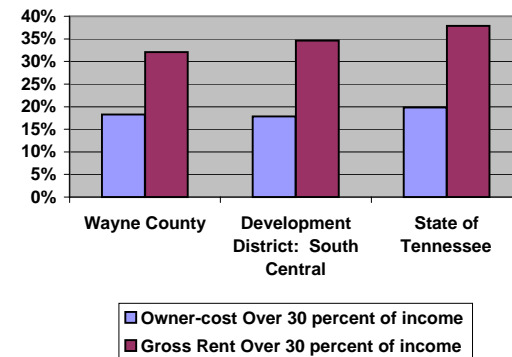
% of Persons below Poverty Level



Population and Housing Market Profiles: Wayne County

	Wayne County	Development District: South Central	State of Tennessee
Home Values & Owner Cost Burden			
<i>2000 median home value</i>	\$56,600	\$56,600 to \$96,800	\$93,000
<i>1990-00 increase in home value</i>	72.6%	N/A	60.3%
<i>Owner-cost Over 30 percent of income</i>	18.3%	17.9%	19.9%
<i>Owner-cost Over 39 percent of income</i>	13.6%	13.1%	14.5%
Gross Rent & Rent Burden			
<i>2000 median Gross Rent</i>	\$322	\$322 to \$514	\$505
<i>1990-00 increase in Gross Rent</i>	31.4%	N/A	41.5%
<i>Gross Rent Over 30 percent of income</i>	32.1%	34.6%	37.9%
<i>Gross Rent Over 39 percent of income</i>	26.2%	27.1%	30.2%
Units with Other Housing Problems			
<i>Lacking complete plumbing facilities</i>	59	1,259	14,340
<i>Lacking complete kitchen facilities</i>	61	1,043	13,324
<i>Over crowding (over 1 person per room)</i>	122	3,844	61,191
House Heating Fuel Used in 2000			
<i>Electricity</i>	37.0%	45.5%	52.1%
<i>Utility Gas</i>	21.1%	30.8%	36.0%
<i>Bottled or LP Gas</i>	32.4%	18.1%	7.2%
Recent Movers (2000 Census)			
<i>Moved into the unit in 1999 or later</i>	13.3%	18.6%	20.7%
<i>Moved into the unit in 1995 or later</i>	40.2%	45.4%	49.6%
<i>Moved into the unit in 1990 or later</i>	56.4%	62.5%	65.7%
Mobile Home Units (2000 Census)			
	1,915	27,279	268,876

Housing Cost Burden in 2000



House Heating Fuel Used

